

THE AVENUE, LINTHORPE, MIDDLESBROUGH, TS5 6PA



- ▲ Five Bedrooms, Three Having En-Suite Shower Rooms
- ▲ Ideal for Both Families & Investors
- ▲ Home Gym in a Detached Building in the Garden
- ▲ Spacious Entrance Hall with a Beautiful Staircase
- ▲ Extended by Current Owners with Bi-Folding Doors Leading to the West Facing Rear Garden
- ▲ Three Reception Rooms
- ▲ Landscaped Rear Garden with a Pergola
- ▲ Over 3,600 Square Ft of Living Space
- ▲ Modern Kitchen & Bathroom
- ▲ Off Street Parking for Multiple Cars
- ▲ Gas Central Heating with a Combi Boiler

£440,000

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Features of the property include CCTV cameras, gas central heating with a Baxi combi boiler, three reception rooms, bi-folding doors overlooking the landscaped rear garden, three of the five bedrooms have en-suite shower rooms, home gym, off street parking for multiple cars, modern kitchen with a good looking range of units and more!

Whether it's your forever home or for an investment HMO, this property will suit all kinds of buyers.

****Please note the property is currently leasehold but will be freehold upon completion of the sale****

The property comprises entrance porch, hallway, lounge, second lounge, kitchen, utility room, ground floor WC and garden room with bi-folding doors leading to the garden. On the first floor there are three double bedrooms, one with an en-suite and one with a walk-in dressing room, and bathroom. On the second floor there are two further bedrooms, both with en-suites and eaves storage.

Externally to the front there is off street parking for multiple cars. To the rear is a private patio garden with a water feature and access to the alleyway as well as a home gym which is a detached building.

Tenure - Leasehold (Freehold Upon Completion)

TO VIEW: Tel: **01642 254222**
64-66 Borough Road, Middlesbrough, TS1 2JH

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GROUND FLOOR

ENTRANCE PORCH - With UPVC entrance door.

HALLWAY - 5.38m x 3.02m (17'8" x 9'11")
With radiator, staircase to the first floor and woodgrain effect laminate flooring.

LOUNGE - 3.96m x 5.92m (13' x 19'5")
With radiator and woodgrain effect laminate flooring.

LIVING ROOM - 7m x 6.6m (23' x 21'8")
With gas fire in surround, radiator, and woodgrain effect laminate flooring.

L' SHAPED KITCHEN - 3.78m x 7.45m (12'5" x 24'5")
Cream and purple high gloss wall, drawer, and floor units, roll edge worktops, space for a rangemaster cooker, sink, radiator, and tiled flooring.

UTILITY ROOM - 2.06m x 1.37m (6'9" x 4'6")
With space for a washing machine, space for a dryer and tiled flooring.

GROUND FLOOR WC - 2.06m x 2.24m (6'9" x 7'4")
With close coupled WC, vanity wash hand basin with mixer tap and cupboard housing the Baxi combi boiler.



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GARDEN ROOM - 7m x 3m (23' x 9'10")

With under floor heating, bi-folding doors to the rear garden and electric radiator.

FIRST FLOOR

LANDING - With staircase leading to the second floor and woodgrain effect laminate flooring.

BEDROOM ONE - 3.96m x 4.9m (13' x 16'1")

With radiator, woodgrain effect laminate flooring, original cast iron fireplace with patterned tiled surround and fitted wardrobes over bed with additional lighting.

BEDROOM TWO - 4.6m x 3.94m (15'1" x 12'11")

With radiator and woodgrain effect laminate flooring.

EN-SUITE ONE - Comprising close coupled WC, pedestal wash hand basin with mixer tap, double shower, tiled walls, woodgrain effect laminate flooring, and extractor fan.

BEDROOM THREE - 3.94m x 5.21m (12'11" x 17'1")

With radiator, woodgrain effect laminate flooring and separate dressing room.

DRESSING ROOM - With radiator and woodgrain effect laminate flooring.

BATHROOM - Comprising close coupled WC, double vanity wash hand basin with mixer taps, corner bath and corner shower. Tiled walls, tiled floor and two chrome towel radiators.

SECOND FLOOR

LANDING AREA - With access to eaves storage.

BEDROOM FOUR - 3.99m x 5.49m (13'1" x 18')

With radiator.

EN-SUITE TWO - Comprising close coupled WC, pedestal wash hand basin and shower.

BEDROOM FIVE - 4.9m x 3.96m (16'1" x 13')

With radiator.

EN-SUITE THREE - Comprising close coupled WC, pedestal wash hand basin and shower cubicle.

HOME GYM - 3.5m x 2.3m (11'6" x 7'7")

EXTERNALLY

PARKING & GARDEN - To the front of the property there is off street parking for multiple cars and to the rear there is a landscaped garden with patio area and access to the alleyway.

AGENTS REF: - TM/LS/MID240033/0902024

Council Tax Band: E

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13 The Avenue



Not to Scale. Produced by The Plan Portal 2024
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	39	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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